Facility Condition Assessment 2018 Update Report

Murphey Candler Elementary

FCA Score 2015: 65.99
FCA Score 2018: 66.35
Change in FCA Score: +0.36

The Facility Condition Assessment (FCA) score is based on the Facility Condition Index, and industry standard indicator of facility condition used to evaluate the estimated cost to improve a facility to ideal condition versus the cost to replace the facility. As the condition of a facility degrades, the Facility Condition Index will increase from 0 (a brand new facility, to 100 (the cost to repair the facility to ideal condition meets or exceeds the cost to replace. FCA scores are calculated by subtracting the Facility Condition Index from 100, resulting in an FCA Score range from 100 (a brand new facility) to 0 (all building systems are beyond repair).

Below is a summary of how the Facility Condition Index for the Murphey Candler Elementary facility was calculated. Estimates are for construction only and do not include all project costs. Estimates are based on RSMeans data for the year indicated indexed for Georgia.

Estimated Replacement Value 2015: $17,255,946
Estimated Facility Needs 2015: $5,868,248
Facility Condition Index 2015: 34.01%
\(\text{Facility Condition Index 2015: } \frac{\text{Needs}}{\text{Replacement}} \times 100\)

Estimated Replacement Value 2018: $18,374,785
Estimated Facility Needs 2018: $6,182,462
Facility Condition Index 2018: 33.65%
\(\text{Facility Condition Index 2018: } \frac{\text{Needs}}{\text{Replacement}} \times 100\)

Change in Estimated Replacement Value: +$1,118,839
Change in Estimated Facility Needs: +$314,214
Change in Facility Condition Index: -0.36%
\(\text{Facility Condition Index 2018: } \frac{\text{Needs}}{\text{Replacement}} \times 100\)

A detailed listing of all identified facility deficiencies for the Murphey Candler Elementary facility can be found on the next page(s). Most deficiencies were identified during the on-site inspection by professional engineers and architects conducted in 2015. Deficiencies that have been added since 2015 are based on building system lifecycle, not on-site inspection, and are identified in green. Deficiencies that have been corrected and removed are identified in red and are struck through to show that they do not contribute to the total estimated facility needs.
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
82020 Exterior Windows Beyond Service Life The exterior window systems are original to the building and addition construction dates. The systems are beyond expected life and should be replaced.
Renew System $394,429
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
82030 Exterior Doors Beyond Service Life The exterior door system is original, beyond its expected service life, and should be replaced.
Renew System $65,002
Murphey Candler Elementary
1969, 1975, 1981 Building
Roof
83020 Roof Openings Beyond Service Life Roof openings are original to the 1975 building addition. The roof hatch should be replaced with a new hatch with the proper safety ladder.
Renew System $32,054
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
C1300 Interior Doors Beyond Service Life Interior doors are beyond their expected service life, not ADA or building code compliant, and should be replaced.
Renew System $103,945
Murphey Candler Elementary
1969, 1975, 1981 Building
Various
D3030 - Floor Finishes - Carpet Beyond Service Life From the 2018 desktop update* The carpet is beyond service life and should be scheduled for replacement.
Renew System $32,920
Murphey Candler Elementary
1969, 1975, 1981 Building
Kitchen and Restrooms
C3020 Floor Finishes - Ceramic & Quarry Tile Damaged The tile flooring has been covered with another floor surface that has failed. The floor is damaged and should be replaced.
Renew System $83,232
Murphey Candler Elementary
1969, 1975, 1981 Building
Hallways
20210 Plumbing Fixtures Needs Remediation Water fountains protrude into the hallways more than four inches. Protrusions are not ADA compliant if more than four inches.
Renew System/replace drinking fountain w/recessed ADA compliant drinking fountain $46,662
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D20110 Plumbing Fixtures Needs Remediation The student restrooms are not ADA compliant. Construct one each boys and girls restrooms that meet ADA standards.
Renew System $61,150
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D20210 Domestic Water Distribution Beyond Service Life The domestic water distribution system is beyond its expected service life, has water quality issues, and should be scheduled for replacement. SPLOST project 124-422 to replace the domestic water supply system.
Renew System $248,877
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D20310 Sanitary Waste Beyond Service Life The sanitary waste system is beyond its expected service life and should be scheduled for replacement.
Renew System $191,238
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D20500 Other Plumbing Systems - Natural Gas Beyond Service Life The natural gas system is beyond its expected service life and should be scheduled for replacement. SPLOST IV scope includes replacing the grease trap and backflow preventer.
Renew System $23,961
Murphey Candler Elementary
1969, 1975, 1981 Building
Mechanical Room
D20600 Heat Generating Systems Beyond Service Life The heat generating system is beyond its expected service life and should be scheduled for replacement.
Renew System $247,197
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D3040 Distribution & Exhaust Systems Beyond Service Life The distribution and exhaust systems are beyond their expected service life and should be scheduled for replacement. SPLOST project 124-422 to replace the air distribution and exhaust systems throughout the building.
Renew System $540,043
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D3050 Terminal & Package Units Beyond Service Life The water source terminal and package units are beyond their expected service life and should be scheduled for replacement. SPLOST IV scope includes replacing the package unit in the special education hall.
Renew System $1,025,958
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D3060 Controls & Instrumentation Beyond Service Life The controls and instrumentation systems is beyond its expected service life and should be scheduled for replacement.
Renew System $203,561
Murphey Candler Elementary
1969, 1975, 1981 Building
Kitchen
D30200 Other HVAC Systems/Equipment - Kitchen Hood Beyond Service Life The kitchen hood system is beyond its expected service life and should be scheduled for replacement.
Renew System $71,172
Murphey Candler Elementary
1969, 1975, 1981 Building
Main Switch Room/Throughout Building
D50110 Electrical Service/Distribution Beyond Service Life The electrical service/distribution system is beyond its expected service life and should be scheduled for replacement. There are a number of code issues, including water pipes directly above the main panel.
Renew System $98,879
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D50210 Branch Wiring Beyond Service Life The branch wiring system is beyond its expected service life, inadequate, and should be scheduled for replacement. More electrical outlets are required to server computers.
Renew System $359,316
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D50210 Branch Wiring Needs Remediation Receptacles near sinks should be replaced with GFCI receptacles.
Modified GFCI receptacle in wet location $3,347
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D50310 Communications and Security - Clock & PA Systems Beyond Service Life Clock and PA systems are beyond their expected service life and should be scheduled for replacement.
Renew System $313,478
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D50310 Communications and Security - Fire Alarm Beyond Service Life The fire alarm system is beyond its expected service life and should be scheduled for replacement.
Renew System $48,655
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D50310 Communications and Security - CCTV Beyond Service Life The security and CCTV systems are beyond their expected service life and should be scheduled for replacement.
Renew System $34,227
Murphey Candler Elementary
1969, 1975, 1981 Building
Throughout Building
D30120 Institutional Equipment Beyond Service Life Institutional equipment, such as theater and stage equipment, library equipment and audio-visual equipment, is beyond its expected service life and should be replaced.
Renew System $25,961
Murphey Candler Elementary
1969, 1975, 1981 Building
Kitchen
D3100 Other Equipment - Kitchen Equipment Beyond Service Life Kitchen equipment is beyond its expected service life and should be scheduled for replacement.
Renew System $947,498
Murphey Candler Elementary
1990 Addition
Roof
D30510 Terminal & Package Units Beyond Service Life One terminal and package unit is beyond its expected service life and should be scheduled for replacement. Replace single zone rooftop air 25 ton.
Renew System $72,120
Murphey Candler Elementary
1990 Addition
Throughout Building
D30610 Controls & Instrumentation Beyond Service Life The controls and instrumentation systems is beyond its expected service life and should be scheduled for replacement.
Renew System $77,335
Murphey Candler Elementary
1990 Addition
Throughout Building
D50310 Communications and Security - Clock & PA Systems Beyond Service Life Clock and PA systems are beyond their expected service life and should be scheduled for replacement.
Renew System $120,776
Murphey Candler Elementary
1990 Addition
Throughout Building
D50310 Communications and Security - Fire Alarm Beyond Service Life The fire alarm system is beyond its expected service life and should be scheduled for replacement.
Renew System $26,265
Murphey Candler Elementary
1990 Addition
Throughout Building
D50310 Communications and Security - CCTV Beyond Service Life The security and CCTV systems are beyond their expected service life and should be scheduled for replacement.
Renew System $15,132
<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Building</th>
<th>Location</th>
<th>Subsystem Code</th>
<th>Subsystem Description</th>
<th>Distress</th>
<th>Notes</th>
<th>Correction</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Murphey Candler Elementary</td>
<td>2003 Gym</td>
<td>Roof</td>
<td>B3010</td>
<td>Roof Coverings - Standing Seam Metal</td>
<td>Damaged</td>
<td>The gutters and downspouts are damaged, full of debris, and damaging the exterior walls. The system should be replaced.</td>
<td>Replace Gutters and downspouts</td>
<td>$4,702</td>
</tr>
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<td>Murphey Candler Elementary</td>
<td>2003 Gym</td>
<td>Throughout Building</td>
<td>D4030</td>
<td>Wall Finishes - Paint</td>
<td>Beyond Service Life</td>
<td>The painted wall finishes are beyond their expected service life, worn, and should be replaced.</td>
<td>Renew System</td>
<td>$8,978</td>
</tr>
<tr>
<td>Murphey Candler Elementary</td>
<td>2003 Gym</td>
<td>Basketball Court</td>
<td>D3020</td>
<td>Floor Finishes - Neoprene</td>
<td>Beyond Service Life</td>
<td>The athletic floor covering is beyond its expected service life, worn and damaged, and should be replaced.</td>
<td>Renew System</td>
<td>$64,484</td>
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<td>Murphey Candler Elementary</td>
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<td>Throughout Building</td>
<td>D5030</td>
<td>Terminal &amp; Package Units</td>
<td>Inadequate</td>
<td>The PTAC AC unit is located in the office area of the gym. It is nearing the end of its expected service life. The main gym area does not have air conditioning and it should be provided.</td>
<td>Renew System</td>
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<td>The public address and clock system is beyond its expected service life and should be scheduled for replacement.</td>
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<td>Murphey Candler Elementary</td>
<td>Site</td>
<td>Site</td>
<td>E2010</td>
<td>Roadways</td>
<td>Beyond Service Life</td>
<td>Roadways are beyond their expected service life and should be replaced.</td>
<td>Renew System</td>
<td>$284,369</td>
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<td>Murphey Candler Elementary</td>
<td>Site</td>
<td>Site</td>
<td>E2020</td>
<td>Parking Lots</td>
<td>Beyond Service Life</td>
<td>The parking lot is beyond its expected service life, worn and deteriorated, not ADA compliant, and should be replaced.</td>
<td>Renew System</td>
<td>$73,675</td>
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<td>Murphey Candler Elementary</td>
<td>Site</td>
<td>Site</td>
<td>E2030</td>
<td>Pedestrian Paving</td>
<td>Beyond Service Life</td>
<td>Pedestrian paving is beyond its expected service life, damaged with cracks, and should be replaced.</td>
<td>Renew System</td>
<td>$130,732</td>
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<td>Murphey Candler Elementary</td>
<td>Site</td>
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<td>E2040</td>
<td>Irving &amp; Guardrails</td>
<td>Beyond Service Life</td>
<td>Irving is beyond its expected service life, damaged from vines and trees, and should be replaced.</td>
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<td>Site Lighting</td>
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<td>Site lighting is beyond its expected service life and should be scheduled for replacement.</td>
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2015 - 2018 Facility Condition Assessment Identified Facility Deficiencies at Murphey Candler Elementary

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2015 - 2018 Total Estimated Construction Cost to Correct all Identified Deficiencies
Note: Construction costs do not include all project costs $6,182,462